


Developer:
Carmel
Redevelopment Commission
30 West Main Street, Suite 220
Carmel, Indiana 46032
317.571-2787 (ARIS)

Engineers:



CSO Architects
ARCHITECTURE • INTERIOR DESIGN

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Project:

PARCEL 93
STREETSCAPE
SOUTH RANGE
LINE ROAD

100 SOUTH
RANGE LINE ROAD
CARMEL, IN. 46032

Scope Drawings:

These drawings indicate the general scope of the project in terms of architectural design, overall, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems.

The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract.

On the basis of the general scope indicated or described on the drawings, the Contractor shall submit and obtain the usual contractor's and furnish all items required for the proper execution and completion of the work.

Drawing Title:

**SITE
PLANS**

[illegible]

Issue Date	Drawn By	Checked By
05/18/09	KM	RRO

Certified By:

Drawing Number:
C100

Project Number:
28140

LAYOUT & GRADING GENERAL NOTES:

- [illegible]

DEMOLITION GENERAL NOTES

1. ALL MATERIAL, EXCEPT THE REMOVAL OF A PUBLIC OR PRIVATE UTILITY, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR, AT THE CONTRACTOR'S RISK AND WITHOUT DELAY, AND THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN APPROVAL OF THE REMOVAL (UNLESS OTHERWISE NOTED) WHEN THE MATERIALS ARE READY FOR REMOVAL, AND SHALL BE RESPONSIBLE FOR DISMANTLING ALL UTILITIES IN COMPLIANCE WITH THE CITY OF LOS ANGELES ORDINANCES.
2. THE EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THESE LOCATIONS AND ANY DAMAGE WHICH IS NOT TO CAUSE UTILITIES.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO STUDY THE PLANS AND SPECIFICATIONS TO DETERMINE THE LOCATION OF ALL UTILITIES AND TO COORDINATE WITH THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS AND THE CITY ENGINEER WITH THE CITY DEPARTMENT OF PUBLIC WORKS WITH THE SET DESIGNATION PLANS, NO EXTRA FEE WILL BE PAID FOR THE REMOVAL OR RELOCATION OF ANY UTILITY NOT LISTED THAT IS VISIBLE FROM A REVIEW OF THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UTILITIES NOT LISTED ON THE PLANS, AND DOES NOT GUARANTEE THAT ALL ITEMS ARE ADDRESSED BY THE PLANS.
4. REMOVE FROM SITE TREES, BUSHES, AND OTHER MATERIALS RESULTING FROM REMOVAL OPERATIONS.
5. NO BURNING OF ANY MATERIAL, TREES, OR OTHER OBJECT WILL BE ALLOWED, EXCEPT WHEN ALLOWED BY APPROPRIATE GOVERNING AUTHORITY AND OWNER, AS PREScribed BY GOINING AUTHORITY. ALL WASTE BURNING MATERIALS WITHIN FIRES HAVE BEEN BURNED OUT AND HAVE BEEN COMPLETELY COMBUSTIONED.
6. TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES WITH APPROPRIATE VEHICLES AND REDUCE TO DISPOSED TO ADEQUATE APPROVED DISPOSAL SITES BY A LICENSED AUTHORIZED AND APPROPRIATE PROPERTY OWNERS.
7. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS.
8. STRIP TOPSOIL FROM ALL AREAS TO BE DISTURBED BY CONSTRUCTION OPERATIONS OR MATERIAL STORAGE.
9. ALL EXISTING SITE IMPROVEMENTS MUST BE REMOVED FROM THE SITE PRIOR TO CONSTRUCTION OF THE NEW BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING IMPROVEMENTS.
10. THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT AND PRESERVE THE EXISTING LANDSCAPE AND RELATED NEIGHBORHOODS ADJACENT TO THE SITE.
11. THE CONTRACTOR SHALL COMPLY THE EFFECTS OF EXISTING UTILITIES ON THE SITE AND ENSURE THAT THE WORK SHOWN ON THESE PLANS WILL NOT ADVERSELY AFFECT UTILITIES AND DAMAGE EXISTING SERVING OTHER BUILDINGS IN THE VICINITY OF THIS SITE.
12. REMOVAL OF THE EXISTING AIRPACENT IMAGED IN THE PROPOSED CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. AREAS CLEAN AND THE SITE TO BE LEFT TO NO CHIPPING OR REMOVAL OF THE EXISTING PAVEMENT OCCURS.
13. THE CONTRACTOR SHALL MAINTAIN A MAINTENANCE OF TRAFFIC PLAN TO BE USED FOR CAMEL FOR ALL WORK WITHIN THE STREET AND ALLEY RIGHTS OF WAY FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION.

1 DEMOLITION PLAN NOTES

1. PROJECT EXISTING CONSTRUCTION, UTILITY, OR PLANT MATERIAL TO REMAIN.
2. UTILITY CAVING TO BE ADJUSTED TO NEW GRADE.
3. SALVAGE EXISTING CONCRETE PAVEMENT FOR RELOCATION. REMAIN BEST CEMENT TO SUBGRADE.
4. SALVAGE EXISTING STREET SIGN AND THEN REFER TO OWNER AS SPECIFIED. (CONTACT MR. DAVID HUFFMAN, CARREL STREET DEPARTMENT @317-417-5055)
5. EXISTING STREET LIGHT, POLE, AND OVERHEAD LANE TO BE REMOVED. (CONTACT MR. DAVID HUFFMAN AND DUKE ENERGY)
6. SALVAGE EXISTING FENCE FOR RELOCATION.
7. REMOVE EXISTING CONCRETE WALK, CURB, OR PAVEMENT. REMOVE EXISTING ASPHALT PAVEMENT. SAWCUT FULL DEPTH A STRAIGHT LINE WHERE ADJACENT IS TO REMAIN.
8. EXISTING TREE TO BE REMOVED. (CONTACT MR. SCOTT BREWSTER, CARREL URBAN FORESTRY, @317-971-2417).

LAYOUT PLAN NOTES

- 1 LIGHT POLE LOCATION, SEE "F" SERIES DRAWINGS.
- 2 CONCRETE CURB PER DETAIL 05/C200.
- 3 CONCRETE GUTTER PER DETAIL 05/C200.
- 4 CONCRETE CURB AND GUTTER PER DETAIL 06/C200.
- 5 4" CONCRETE WALK PER DETAIL 02/C200, (WOOL TO MATCH).
- 6 BRUSH FINISH ACROSS DIRECTION OF TRAVEL.
- 7 EXPANSION JOINT PER APPLICABLE DETAIL.
- 8 TACTILE WARNING GROOVES PER DETAIL 12/C200.
- 9 CONCRETE CURB END TAPER PER DETAIL 11/100.
- 10 PAVED WALK PER DETAIL 06/C200.
- 11 PAVED WALK & CONCRETE CURB PER DETAIL 10/C200.
- 12 4" WHITE PAINT STRIPE (TYPE).
- 13 ASPHALT PAVEMENT PER DETAIL 01/C200.

GRADING PLAN NOTES

- MEET EXISTING PAVEMENT, CURB, OR WALK ELEVATION TO REMAIN.
PAVEMENT SUBDRAIN PER DETAIL 06/C200.

LEGEND

- RIGHT OF WAY LINE
PROPERTY LINE
CONSTRUCTION LIMIT LINE
EXISTING MAJOR CONTIGUOUS LINE
EXISTING MAJOR CONTIGUOUS LINE
EXISTING SPOT ELEVATION TO CHANGE
EXISTING SPOT ELEVATION (UNCHANGED)
EXISTING STORM SEWER
EXISTING SANITARY SEWER W/ STRUCTURE
EXISTING OVERHEAD ELECTRIC/TELEPHONE
G
WTR
EXISTING WATER MAIN
EXISTING PAVING TO BE REMOVED
EXISTING PAVING TO BE REMOVED
EXISTING OVERHEAD ELECTRIC TO BE REMOVED
EXISTING OVERHEAD ELECTRIC TO BE REMOVED

GENERAL NOTES:

15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT EXISTING UTILITIES AND REMOVE ALL OLD, DAMAGED, AND LOOSE MATERIALS. UNDETECTED, UNREMOVED, SLOTTED, OR BENT BODIES FROM THE SITE OR FROM ADJACENT SITES MAY BE A SOURCE OF POLLUTION. THE CONTRACTOR MUST CLEAN OR PICK UP ONLY THE NECESSARY, OR IMMEDIATELY WHEN REQUESTED TO DO SO BY THE CITY. THE CONTRACTOR SHALL REMOVE THE MATERIALS AND SHALL CLEAN THE DRIVE CONSTRUCTION SITE. MATERIALS MAY BE USED AS A REDUCED CONSTRUCTION SPECULATE. MATERIALS MAY BE USED AS A REDUCED CONSTRUCTION SPECULATE.

16. THE UTILITIES INDICATED ON THESE PLANS AND ON THE SURVEY MAY NOT BE A COMPLETE INVENTORY OF ALL THE EXISTING UTILITIES PRESENT ON AND AROUND THIS SITE. THE LOCATION AND SIZE OF THESE UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL UTILITIES EXISTING BY THE A/E AND MAY BE ACTUAL. THE A/E SHALL NOT BE HELD LIABLE FOR ANY INACCURATE OR MISLEADING UTILITY INFORMATION INDICATED, IMPLIED OR NOT INDICATED ON THESE PLANS.

18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUANT HIMSELF WITH THE SOIL CONDITIONS.

19. ALL AREAS WHERE THE EXISTING PAVEMENT OR PAVEMENTS ARE DAMAGED DURING CONSTRUCTION FROM HEAVY EQUIPMENT, FUEL, OIL, GASOLINE, ETC., BY THE GENERAL CONTRACTOR, SUBCONTRACTOR, OR SUBPARENTS, SHALL BE RECONSTRUCTED TO ITS ORIGINAL OR AS RECOMMENDED OR DIRECTED BY FEDERAL, STATE, OR LOCAL AGENCIES. THE RECONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE RECONSTRUCTION SHALL BE PLACED AT THE END OF THE PROJECT CONSTRUCTION OR DURING THE SCHEDULED MAINT.


20. ALL STRIPES ARE TO BE A PAINTED WHITE, UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR IN THE SPECIFICATIONS.

21. ALL A-1 CONCRETE PAVEMENTS OR SURFACES ARE NOT TO EXCEED PAVEMENT DEPRESSIONS OR SURFACES ARE NOT TO EXCEED PAVEMENT A MAXIMUM OF 3/4" DEEP FOR 10' LONG. CONTRA JOINTS SHALL BE EXCEEDED BY 1/2" MAXIMUM ON CENTER. EXPANSION JOINTS SHALL NOT EXCEED 4/8" MAXIMUM ON CENTER UNLESS OTHERWISE NOTED OR INDICATED ON PLANS.

22. ALL CONCRETE CURBS SHALL BE TOoled FOR CONTROL JOINTS.
23. ALL NOT EXCEED 10" OF MAXIMUM CURB HEIGHT. EMBANKMENT JOINTS SHALL NOT EXCEED 4" OF MAXIMUM CURB HEIGHT. JOINTS MAY BE SAW OR WITHIN 24 HOURS AFTER THE CURBS ARE POURED.
24. ALL DIMENSIONS OF PAVEMENT ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
25. ALL DIMENSIONS ARE TO BE MEASURED AND APPROVED UP TO THE BACK OF CURB, PROPERTY LINE AND OR BUILDING LINES UNLESS OTHERWISE NOTED.
26. ALL ROAD WIDENING SHALL BE FORMED AS CIRCULAR ARCS.
27. PROVIDE A SMOOTH TRANSITION FROM EXISTING PAVED AREAS TO EXISTING DRIVE AS NECESSARY.
28. ALL AREAS WHERE THE PROPOSED ASPHALT PAVEMENT MEETS THE EXISTING ASPHALT PAVEMENT SHALL BE FULLY COMPACTED AND CUT TO A CLEAN JOINT. THE EDGE OF THE EXISTING ASPHALT SHALL BE SEaled WITH A HOT COAT MATERIAL BEFORE THE NEW ASPHALT IS INSTALLED.

ITY OF CARTEL STANDARDS,
AND SPECIFICATIONS. ALL

**DON'T
DIG
BLIND**



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CALL TOLL FREE
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FOR CATALOGS AND
SPECIFICATIONS

TO INFORM TO THE REQUIREMENTS
OF ENGINEERING
CONSTRUCTION REQUIREMENTS,
OF THE WORK, AND TO
EXISTING OR PROPOSED

CONTRACT STANDARDS. CONTACT

HOLEY MOLEY

